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**WARRANTY DEED**  
(Corporate Grantor)

TRANSFER  
TAX  
PAID

63-126  
#02452

**HealthReach Network** (d/k/a **Kennebec Valley Regional Health Agency**), a nonprofit corporation organized under the laws of the State of Maine, and having a place of business in Waterville, County of Kennebec, State of Maine, for consideration paid, grants to

**MaineGeneral Home and Community Services**, a nonprofit corporation organized under the laws of the State of Maine, whose mailing address is **6 East Chestnut Street, Augusta, Maine 04330**,

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings thereon, situated in **Waterville**, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE SCHEDULE A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its duly authorized officer, this 30<sup>th</sup> day of June, 1999.

HEALTHREACH NETWORK

Kathryn L. Vez  
Witness

By: Donald C. Biquel  
Its President/CEO

State of Maine  
County of Kennebec, ss.

June 30, 1999

Then personally appeared the above-named Nona O. Boyant,  
President/CEO of said HealthReach Network, and acknowledged the foregoing to be his/her  
free act and deed in his/her said capacity and the free act and deed of said HealthReach Network.

Before me,

Benjamin P. Townsend  
Name: BENJAMIN P. TOWNSEND  
Notary Public/Attorney-at-Law  
Commission expires: \_\_\_\_\_

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## SCHEDULE A

Certain lots of land, with buildings thereon, situated on the south side of Highwood Street in Waterville in the County of Kennebec, State of Maine, and described as follows, to wit:

1. Two lots of land described: Beginning on the southerly side of Highwood Street at a point two hundred fifty-five and one-half (255 1/2) feet westerly from the west line of College Avenue and running thence southerly one hundred fifteen and one-half (115 1/2) feet; thence westerly one hundred forty (140) feet; thence northerly one hundred fifteen and one-half (115 1/2) feet to Highwood Street; thence easterly on Highwood Street one hundred forty (140) feet to the point of beginning. Being lots No. 3 and 4 as shown on a plan of Central Park Addition, Libby and Goodenough, Proprietors, survey of June 1, 1895, by Ira E. Gethcell, C.E., recorded in Plan Book 5, Pages 22-23. Lot No. 3 was conveyed to Howard R. Mitchell by Sarah E. Eaton by deed dated January 19, 1912, recorded in Kennebec Registry of Deeds, Book 509, page 552. Lot No. 4 was conveyed to Howard R. Mitchell by Libby and Goodenough by deed dated August 7, 1896, and recorded in Kennebec Registry of Deeds in Book 417, page 57. Said premises were conveyed by Howard R. Mitchell to Sisters of Charity of Waterville, Maine, by deed of warranty dated May 17, 1916, recorded in said Registry in Book 554, page 272.

2. Also a certain other parcel of land situated on the south side of Highwood Street aforesaid in said Waterville, and described as follows historically:

The United States of America acting under instructions of the Attorney General of the United States and at the request of Baird Snyder, Acting Works Administrator of the Federal Works Agency, as set forth in the record of Kennebec Registry of Deeds in Book 813, Page 1, et seq and Pages 463 et seq condemned certain land on the above re-said and running westerly from College Avenue aforesaid and comprising what was substantially Lot No. 1 on the aforesaid plan and owned by Helen S. Meader et als and such land as was needed for housing and training of nurses was described in the Petition for Condemnation appearing as Case No. 1700 Law in the District Court of the United States for the District of Maine. Final Judgment thereon in favor of petitioner was ordered in said court October 24, 1944.

After the war when there was no further need for the training of nurses under governmental supervision, the land and buildings taken on condemnation as described in the petition were purchased from the United States of America by the Sisters of Charity of Waterville, Maine, by deed of quitclaim dated June 11, 1947, and recorded in Kennebec Registry of Deeds in Book 849, Pages 265, 266, 267.

As will be noted in the description in the condemnation proceedings and in the quitclaim deed to the Sisters of Charity of Waterville, Maine, the northern boundary of the land on the south side of Highwood Street aforesaid ran from an iron pipe at the corner of College Avenue and Highwood Street N42°20'W at 90 degrees and ten minutes, a distance of one hundred eighty-five (185) feet to an iron pipe on the south side of said Highwood Street; then the description ran south along the easterly line of Lot No. 2 described above.

By deed of warranty dated July 8, 1952, recorded in Kennebec Registry of Deeds in Book 926, Page 57, the Sisters of Charity of Waterville, Maine, conveyed part of the land it acquired under the quitclaim deed from the United States dated June 11, 1947, recorded in Book 849, Page 265, to Robert B. Jones and Doris W. Jones, husband and wife, as joint tenants, and not as tenants in common, and the said conveyance to said Jones did not run back one hundred eighty-five (185) feet along the south side of Highwood Street aforesaid, but only a distance of one hundred fifty (150) feet to an iron pipe, and thence the course ran southerly at an angle of 90 degrees ten minutes eighty-two (82) feet to an iron pin, and thence as described therein. In so conveying, the Sisters of Charity of Waterville, Maine, reserved thirty-five (35) feet between the land conveyed and the east line of Lot No. 2 on said plan, for additional parking space for the Nurses Home so-called. In so doing the said Sisters of Charity acquired the westerly section of Lot No. 1 on the recorded plan referred to.

3. Also a certain parcel of land situated on said south side of Highwood Street in said Waterville and being the land described in the deed from Rose Haskell et als to Sisters of Charity of Waterville, Maine, dated July 21, 1943, and recorded in said Registry in Book 793, Page 493, which included Lot No. 2 on the plans extended to the southerly line of land described on the plans, and other land to the west in the rear of Lots 2, 3, 4, 5, and 6, and reference will be made to the aforesaid deed of record for detailed description. Excepting and reserving such portion of the westerly portion thereof as conveyed as was used by the Sisters of Charity to extend to the east for the Sisters Lots Plan, so-called, recorded in Plan Book 16, Page 2C the lots appearing as Lots No. 8, 9, 10 and 11 on the plans by Gethcell and Burleigh as herein noted.

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On the south side of Highwood Street and from College Avenue to Central Avenue on said plans the Sisters of Charity of Waterville, Maine, acquired title to the several lots, and to assist in the establishment of the historical background the following analysis may be informational in research:

(a) Messrs. Isaac C. Libby and Henry R. Goodenough had title to land covered by said Lots (and also other land in that area). One plan appears on Plan Book 5, Pages 22-23 in Kennebec Registry of Deeds dated June 1, 1895, as made by Ira E. Getchell, C.E., and marked as Central Park Addition - Libby and Goodenough, Proprietors.

(b) Another plan marked "Plan from office of Ira E. Getchell" with no date thereon and described as "Central Park Addition" appears in Plan Book 2, Page 48, and that includes lots west of Central Avenue.

(c) Later C. Everett Libby et als successors in title to Libby and Goodenough caused a plan to be drafted and described as "Plan of Libby Heights, Waterville, Maine, October 2, 1919, by John H. Burleigh, C.E., recorded in Plan Book 7, Pages 22-23. This plan comprised a wide area.

On the above plans will appear the land described in this conveyance with certain parcels not included which were formerly acquired by the Sisters of Charity and disposed of.

(d) Another plan described as "Sisters Hospital Lots A.P. Wyman, Inc. Engineering Construction dated September 15, 1949, and approved by G.H. Winters" is recorded in Plan Book 16, Page 2C. Lot No. 5 thereon should not have been included in plan as it never belonged to the Sisters of Charity as will appear by deed from Depositors Trust Company to Sisters of Charity of Waterville, Maine, dated May 4, 1944, as recorded in said Registry in Book 801, Page 531. The said bank had title to the land described in said deed by foreclosure of mortgage dated September 14, 1937, recorded in said Registry in Book 728, Page 410, given by Marion B. Gilman to First National Bank of Waterville and by said bank assigned to said Depositors Trust Company. On the land conveyed by Depositors to Sisters of Charity was originally located what was known for many years as Mitchell's Green House operated by one Mitchell and later by one Bannigan and Marion B. Gilman and on said land also were a boiler room, tools, equipment, etc. used in that business and which were removed by agreement after the foreclosure of the mortgage.

The said plan of the Sisters Lots includes an extension to the east along the east boundaries of Lots No. 8, 9, 10, and 11, as they appeared on plans referred to in (a), (b), and (c) above by the acquisition of the land acquired from Rose Haskell, et als by deed dated July 21, 1943, recorded in Book 793, Page 493, wherein the west boundary is described as running from the west corner of Lot No. 6 to the southeast corner of Lot No. 11 on plans in (a), (b), and (c) above and the monuments described as Lots No. 6, 7, 8, 9, 10 and 11 appeared on the plans by Getchell and Burleigh aforesaid.

When the Sisters of Charity owned and operated the Sisters Hospital, so-called, situated in the area bounded by College Avenue, Highwood Street, Central Avenue, and Harold Street, and also owned and controlled the land on which the Nurses Home and adjoining lots were situated, there was constructed a passway from the Sisters Hospital under Highwood Street southerly to the said Nurses Home located on the south side of Highwood Street. This deed passes title to said pass-way from the Nurses Home to the northerly line of the land herein described and no further north than the south line of said Highwood Street.

Excepting and reserving the premises described in Kennebec County Registry of Deeds in Book 901, Page 419, Book 926, Page 57 and Book 986, Page 169.

Meaning and intending to convey the premises described in the deed from Clifford F. Morissette to Kennebec Valley Regional Health Agency, dated December 30, 1985, recorded in Kennebec County Registry of Deeds in Book 2898, Page 303. See Certified Articles of Amendment changing the corporate name of Kennebec Valley Regional Health Agency to HealthReach Network, dated March 25, 1999, recorded in said Registry in Book 5904, Page 329.

Also hereby conveying the sewer line easement conveyed in Book 3592, Page 1 of Kennebec County Registry of Deeds, subject to the maintenance responsibilities set forth therein.

This conveyance is subject to the terms of a UCC Financing Statement given to Fleet Bank of Maine dated March 26, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5590, Page 8.

RECEIVED KENNEBEC SS.

1999 JUN 30 PM 3:50

ATTEST: *Thomas Reed Means*  
REGISTER OF DEEDS